

# **CARMEL TECHNICAL ADVISORY COMMITTEE MEETING MINUTES**

**Date: Wednesday, April 20, 2011**

**Place: Dept. of Community Services Conference Room, 3rd Floor, Carmel City Hall**

**Time: 9:00 AM**

**9:00 a.m.**

**Docket No. 11030007 UV-ZO Ch 6.01 Permitted Uses: Days Survey, Lot 6-Office Use**

The applicant seeks the following use variance approval for an office use on a residentially zoned property. The site is located at 9616 Day Drive. It is zoned S-2/Residence. Filed by Leo Lichtenberg of Advisio, Inc.

Leo Lichtenberg would like to have a small office out of the home that is currently on the property. The adjacent properties are retail/small business oriented and feel the property is gearing towards commercial use.

**Greg Hoyes-Hamilton County Surveyor Office**

-Replied via email, no comments concerns with use variance

**Nick Redden-Carmel Engineering**

-No comments with use variance

**Ryan Hartman-Clay Twp. Regional Waste**

-Questioning added load to system

-Petitioner does not think there will be more than 10 people at location

-No water meter onsite due to being on well

-No issue with use variance

**Daren Mindham- DOCS-Environmental Planner**

-Reviewing landscape plans this morning, will review and provide comments

**Angie Conn-DOCS**

-Concerns have been addressed, have forwarded to the April 25, 2011

Board of Zoning Appeals Meeting

**END**

**9:15 a.m.**

**Docket No. 11030008 PP: First and Sixth NW Primary Plat**

**Docket No. 11030009 SW: SCO Chapter 6.05.01: Lot width at road right of way**

The applicant seeks primary plat approval for 2 lots on 0.98 acres. Also a waiver is requested from the Subdivision Control Ordinance. The site is located at 610 First Avenue NW and is zoned R-2/Residence within the Old Town Overlay Character Subarea. Filed by Justin Moffett of the Old Town Design Group.

Justin Moffett is requesting to split property at 610 1<sup>st</sup> Avenue NW into two lots. The property is located at the intersection of 1<sup>st</sup> Avenue NW and 6<sup>th</sup> Street NW, the Monon Trail is on the west side of the property. Plan is to keep the existing house on the property and add a custom built home to the back of the lot. Petitioner stated there is going to be one shared easement drive off 1<sup>st</sup> Avenue and to be used by both homes (does not anticipate any curb cuts).

**Greg Hoyes-Hamilton County Surveyor Office**

-Easement front along 1<sup>st</sup> Avenue NW for drain out needs to be added to plans

**Nick Redden-Carmel Engineering**

-No comments regarding the primary plat at this time

**Ryan Hartman-Clay Twp. Regional Waste**

-Project falls outside jurisdiction

**Daren Mindham- DOCS-Environmental Planner**

-Waiting on landscape plans to review

**Angie Conn-DOCS**

-Waiting on petitioner response to department comments

**END**

**9:30 a.m.**

**Docket No. 11040003 DP Amend: Amendment to Walnut Creek Drive Extension**

**Docket No. 10080013 DP**

The applicant seeks development plan amendment to approve to extend Walnut Creek Drive south to 98<sup>th</sup> Street and modify that drive's approved design. The site is located at the northeast corner of 98<sup>th</sup> Street and Michigan Road, just south of West Carmel Marketplace. The site is zoned B-3/Business within the Michigan Road/US 421 Overlay Zone. Filed by Bill Armstrong.

Brian Cross with Civil Site Group and Bill Armstrong were present for the Petitioner. They are seeking approval to extend Walnut Creek Drive to allow for access to the North parcel. The parcels will be created after more discussions with DOCS Staff. The infrastructure will be the same. Making some revisions to the Storm water/Sewer system regarding the regulated drain extension per Hamilton County Surveyor Department. Working with INDOT regarding the driveway permit along with utility relocations with the various utility providers.

**Greg Hoyes-Hamilton County Surveyor Office**

-Sent comment letter

-Concerns with crossing over 2 plats

-Modify details of the easement for pipe (703/704) runs along 98<sup>th</sup> Street

-Private 701, modification of swell pipe

**Nick Redden-Carmel Engineering**

-Comments sent, no further comments at this time

**Ryan Hartman-Clay Twp. Regional Waste**

-Requested set of new plans, no component from sewer lines

-Concerned with getting sewer service to the parcel east of the extension

-Possibility of Mr. Armstrong providing an easement to allow for a connection at the main connection off Michigan Road. To be discussed at later time

**Daren Mindham- DOCS-Environmental Planner**

-No landscape issues

**Linda Lohmiller-Indianapolis Power and Light**

-Requested set of plans

-Concerned with equipment needed to be moved, Easement changes, facilities could be in way, overhead and underground services

-Petitioner is already in discussions with Norm at IP&L

**Angie Conn-DOCS**

-Review comments will be sent later this week

**END**